

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

2013 SEP 11 P 12:40

TOWN'S OFFICE
WELLESLEY MA 02482

Record, Decision, Site Plan Approval and Special Permit

ZBA 2013-45
Petition of Babson College
First Year Residence Hall
10 College Drive

On June 17, 2013, BABSON COLLEGE, 231 FOREST STREET, filed a petition for Site Plan Approval pursuant to the provisions of Section VII, Section XVIA & Section XXV of the Zoning Bylaw for construction of an 81,020 square foot 205 bed residence hall at 10 COLLEGE DRIVE, in an Educational District. The project includes new landscape elements including plazas, terraced seating and new tree planting. The location of the project was chosen to create two new quadrangles; Tomasso Lawn and the new Residential Quad. Parking areas will not be added to this portion of the site. Students will continue to use the existing on-site parking facilities.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section XIVE and Section XXV for a major construction project in a Water Supply Protection District.

Public Hearings

The Board conducted public hearings on July 25, 2013 and August 8, 2013. The Board voted to grant Site Plan Approval and a Special Permit for a major construction project in a Water Supply Protection District on August 8, 2013.

Presenting the case at the hearing were Vinicius Gorgati, Sasaki Associates, and Stephen Langer, Esq., Langer & McLaughlin, LLP.

Mr. Langer disclosed that he is a member of the Town of Wellesley Permanent Building Committee but was present at the hearing as a representative of the Applicant, Babson College.

Mr. Langer said that also present at the hearing were Sam Dunn, V.P., Babson Facilities, Mary Rose, President of Community Affairs, Babson College, and Rod Shaffert, Cutler Associates.

Mr. Langer said that the request is for Site Plan Approval for a new residence hall, as well as a Special Permit to construct the project in a Water Supply Protection District.

Mr. Langer said that the residence hall will be built primarily to house first year undergraduate students. He said that it will also contain educational program areas and the usual ancillary laundry and recreational areas.

Mr. Langer said that the project has been reviewed by the Design Review Board (DRB), the Planning Board has issued a PSI Special Permit, and the Wetlands Protection Committee has made a Negative Determination of Applicability with respect to a small piece of the site that is within a buffer zone.

Mr. Langer said that Babson has prepared a thorough Traffic & Pedestrian Safety Report. He said that the report was presented to the Selectmen and the Planning Board and was reviewed by the Town's Traffic Consultant, BETA Engineering. He said that the findings indicated that there will be no adverse impact on traffic. He said that BETA's analysis confirmed that traffic generated by the campus has actually decreased by 12 percent over the past several years. He said that it is anticipated that this project may contribute to a further decrease.

Mr. Langer said that the new building will have approximately 204 beds together with academic and collaborative work space. He said that the building will be approximately 81,000 square feet, three levels above grade in an "L" shaped configuration. He said that Tomasso Hall will be to the west and existing dorms will be to the east. He said that the building will serve two primary purposes. He said that it will house more of the undergraduate population and enable Babson to have 85 percent of its undergraduate population on campus. He said that the building will also allow Babson to renovate and repurpose some of the existing buildings that are currently being used for residences. He said that there is no increase in enrollment projected or planned. He said that the current enrollment is approximately 3,300 students. He said that number has been stable for the past 20 years.

Mr. Langer said that part of the project will be an outdoor amphitheater on the west side where the grade is going to be stepped. He said that on the east side there will be a residential quad.

Mr. Langer said that the Development Team met with the Department of Public Works (DPW), the Water & Sewer Department, the Fire Department and the Board of Health.

Mr. Langer said that, in the early stages, Babson sponsored two neighborhood meetings to solicit input from a wide range of neighbors. He said that over 550 invitations were sent out to anyone within a two mile radius. He said that neighborhood meetings were held on January 14, 2013 and March 28, 2013.

Mr. Langer said that Babson has a website set up where project progress will be posted.

Mr. Gorgati said that the goal of the project is to bring freshman to the heart of the campus to create companionship. He said that they wanted to frame two distinct open spaces, one of which will be a quad with open recreational space and the other will be an academic quad on an existing slope with a series of benches that can be used for congregation and functions at the bottom of the hill.

Mr. Gorgati said that there will be a new entry plaza. He said that, together with the landscape elements, will provide better quality of engagement for the students.

Mr. Gorgati described the first floor plans. He said that as you come from College Drive through the plaza, there is a vestibule that brings you to a distribution area. He said to the left will be the living and learning spaces. He said that Babson wanted to use the freshmen area to espouse the essences of leadership and entrepreneurship for the campus.

Mr. Gorgati said that there will be two controlled, card access areas leading to the residential wings of the building, consisting of double bedrooms, lounge space, general restrooms by gender, and residential assistant's room. He said that on the north wing there is a second entry to the building.

Mr. Gorgati said that the building will be three stories above grade. He said that one floor will be below grade. He said that below the amphitheater will be a gathering space. He said that there will be classrooms that can be integrated into multi-functional spaces.

Mr. Gorgati said that the mechanical spaces will be separated from the hub of the building.

Mr. Gorgati said that there will be temporary storage space on the first floor to make room for projects. He said that they may need to store chairs and tables.

Mr. Gorgati described the second and third floor spaces. He said that the elevator and stairs for the residential areas will be beyond the control points.

Mr. Gorgati said that a system of mansard roofs will allow them to create space for mechanical equipment that is not visible from the ground.

Mr. Gorgati said that the building design will be Neo Georgian. He said that they used elements for the new building based on existing buildings on the campus.

The Board said that the new residence hall will create 205 new beds. The Board asked which buildings will be coming off line, where those buildings are located and how they will be used. Mr. Gorgati said that there is a building to the left at the entrance to College Drive that was originally designed as an office building. He said that it was converted to a freshmen residence hall a while back. He said that the new residence hall will house the freshmen students at the heart of the campus. He said that they will retrofit the old residence hall back to office related uses.

Mr. Langer said that there will be a net add of 35 beds.

The Board said that the site is located in an Educational A District, and the project must comply with parking regulations. The Board said that there should be one space for every 150 square feet but not less than 3.2 spaces per 1,000 square feet of floor area of the buildings. The Board asked how this project will comply with that or what it is about this project that says that it does not have to comply with the bylaw. The Board said that the application stated that zero parking spaces are required for the project. The Board said that it will need to see something that shows whether the project will comply or not.

Mr. Dunn said that the Parking Study showed the total number of parking spaces on campus and their designations as student and faculty parking. He said that they have more spaces than they need today. He

said that when the new building is added there will still be more than enough parking in compliance with the bylaw. Mr. Langer said that there will be no parking built in connection with the project.

Mr. Dunn said that freshmen are allowed to have cars on campus. He said that they are restricted to certain lots. He said that there is a very large lot that is usually less than half full on a daily basis.

The Board asked about the master plan for the area. Mr. Gorgati said that the existing residence halls are currently occupied by students. He said that one of the ideas was to renovate and upgrade the residences in the near future. He said that the quality and sophistication will not be of the same level as the new residence hall.

The Board said that the Planning Board stated that there is a discrepancy of 3,000 square feet more in the Zoning Board of Appeals (ZBA) application than in the Planning Board PSI application. Mr. Langer said that the additional space involves storage space under the pavilion. He said that was added after the PSI application and before the ZBA permit was applied for. He said that they will go back to the Planning Board for formal approval. He said that there will be no additional plumbing or infrastructure.

The Board said that the residence hall will be located in a Water Supply Protection District. The Board asked what will be stored there and what protection there will be from oil spills. The Board asked about potential uses in the storage space. Mr. Gorgati said that it was designed as storage space. He said that there will be lights and heat. He said that the storage space will not be suitable for uses beyond that. He said that there is no technology in that space that would allow for flexibility for educational uses. Mr. Langer said that the Planning Board asked for assurance that the area will not be used for living space.

The Board asked about storage of chemicals and de-icing chemicals. Mr. Gorgati said that de-icing is done by the Facilities Department. Mr. Dunn said that the Facilities Department stores the chemicals centrally.

The Board asked about transformers, chillers and air handling units in the storage area under the new residence hall. The Board said that they may have oil or chemicals like glycol in them. Mr. Dunn said that they will not use glycol.

Jean Wang, Sasaki, said that there will be a mechanical room, a boiler room, and emergency electrical. She said that, to her knowledge, there will be no storage of chemicals that will affect the water supply. She said that the basement structure will be reinforced concrete. She said that there will be a six inch concrete slab with 16 inch walls.

Mr. Gorgati said that there will be four drains in the basement. The Board said that the drains are not shown on the plans. Mr. Gorgati said that Plan P101A shows that the drains connect to the sanitary sewer system.

Zachary Chrisco, Sasaki, said that roof drainage will be collected internally by roof leaders that will be piped through the building and go through a water quality structure that will be routed to a sub-surface detention unit that will discharge to the existing culvert on Forest Street. The Board confirmed that the intent is that the runoff will all be collected in one area.

The Board said that the Drainage Report talked about two public infrastructure points that drainage from the site goes to. Mr. Chrisco said that in the Stormwater Report there are two main points of analysis. He said that both tie into Academy Brook which is across Forest Street. He said that one point collects roughly half of the Tomasso Quad. He said that there is an existing catch basin there. He said that it goes down to Wellesley Avenue and around. He said that the proposed rates will be less than the existing rates. He said that there is a water quality unit that ties into the existing system. He said that the second subcatchment is for the bulk of the rest of the site. He said that it ties into a point just after Forest Street. He said that the flow rate for that will be below existing conditions. He said that demand on that culvert will be reduced.

Mr. Chrisco said that there will be a rain garden on the southern face of the building. He said that the soils in the area are not suitable for infiltrating. He said that underdrains are meant to slow the water down, which will be filtered before going to the closed drainage system. He said that the roof drains will collect internally. He said that small area drains will pick up sheet flow. He said that drainage in the area will not change much from existing conditions. He said that the bulk of where they are increasing the impervious area will be routed to a large detention structure where the smallest baffle is over 3 inches.

The Board asked about the StormTec 3500. Mr. Chrisco said that they switched to a pre-fabricated pre-cast concrete system that is basically a large underground tank that is surrounded by water proofing. He said that they made the change because they found groundwater in that area. He said that the system that was in the original application was changed out and was reviewed by George Saraceno in the Engineering Department. He said that the new system is basically a large storage tank. He said that the detained water will not infiltrate into the ground.

The Board said that because there is no new parking proposed, the impacts to the water supply will be minimized. The Board said that it will be a relatively large building and a relatively small detention area with no recharge. The Board said that it seemed to be a little on the small side.

The Board said that there was a flip flop of the impervious area with the non impervious area on the Existing Conditions Plan. Mr. Chrisco said that may have been a labeling error.

Mr. Chrisco said that Addendum 1 & 2 made the change from the StormTec to the concrete box and responded to DPW comments. The Board said that the plans and the soils graphic should be corrected.

The Board said that the site is listed in the application as being 7 million square feet. The Board asked if that is all one lot. Mr. Langer said that it is one lot for Zoning purposes. He said that the lot has been accumulated with various deeds. He said that the parcels are contiguous and under common ownership.

The Board said that there was no plan that showed property lines and setbacks. Mr. Chrisco said that they submitted Plot Plan C-2.1.

The Board said that one of the features of the GeoTech Report said that the glacial till was not suitable for use as structural fill. The Board asked what will happen to the fill, where and how it will get stored. The

Board said that in the Water Supply Protection District, there are specifications for fill materials. The Board said that there was nothing in the application submittal that discussed fill materials.

Rod Shaffert, Construction Manager, Cutler Associates, said that the material affected by the glacial till is the area within the building footprint. He said that approximately half of the fill will be re-used in the re-grading of the freshmen quad and the remainder of it will be removed from the site. The Board asked if that is among the 25 trucks per day listed in the Construction Management Plan (CMP). The Board said that it will need to see something that says that the requirement for fill in the bylaw is in the specifications.

Mr. Shaffert said that the workers and trades people will enter the site through the main gate on Forest Street. He said that the Trim Lot is a large parking area. He said that contractor parking has been there in the past for other projects at Babson. He said that the lot does not get fully used. He said that they will provide signage to get workers to the building site. He said that the intent was to get the construction worker parking away from the campus and to provide easy, safe access for the workers.

Mr. Shaffert said that there is an access off of Forest Street by Tomasso Hall. He said that will allow construction workers to enter the building site without going onto the main campus. He said that the plans show a primary gate which comes off of the driveway from Tomasso Hall. He said that will be the main access to the site with a truck wash off area. He said that will separate student traffic from the work on the site. He said that the limits of the work will be fenced and screened. He said that there will be times when they will be working outside of the primary access for the detention basin and utility work. He said that, at that time, they will have temporary fencing to block off and protect the students from those areas.

Mr. Shaffert said that construction traffic hours will be 7 am to 5 pm. He said that the primary workday is 7 am to 3:30 pm. He said that they expect a project duration of 13-14 months starting in Fall, 2013. He said that they hope to be ready to provide housing for the students in the Spring Semester of 2015.

Mr. Shaffert said that the construction traffic peak will be when they are doing the fill and concrete work on the site. He said that it should be steady when they are building the shell of the building and then finishing up.

Mr. Shaffert said that they need to keep construction traffic out of the center of town. He said that construction workers will be instructed to leave the site on Wellesley Avenue to the east. He said that it will be noted that the construction workers should not be using local roads. He said that ride sharing will be encouraged.

Mr. Shaffert said that there will be working going on at the Wellesley Country Club at the same time. He said that they will be in contact with them to coordinate major deliveries times so as not to impact traffic in that area.

Mr. Shaffert said that Babson will be providing a Project Website.

The Board asked about the Erosion Control Plan. The Board asked about sequencing protection while the site is being stripped. Mr. Shaffert said that there will be haybales around the site and existing storm structures, and sediment is to remain on the site. He said that they have some utility relocation work that will start before they do any excavation. He said that they will work from the north to the south of the building as they excavate.

The Board asked about site work trucks and concrete trucks in, out and around the site. The Board asked where the truck wash is on the plans. Mr. Chrisco said that there is currently no detail in the plan set for how the truck wash will be built. Mr. Shaffert said that there will be a construction entrance with a stone tracking pad. He said that it is shown on the Erosion Control Plan, Plan C1.1.

The Board asked about Fire Department access to the site during construction and when building is on line. Mr. Chrisco said that the Fire Department was satisfied with maneuverability and turn around on the site. He said that access will be College Drive. He said that if they need to access the northern end of the building, there is space to turn around.

Mr. Shaffert said that material deliveries will be through the gate off of the driveway by Tomasso Hall. He said that access off of College Drive is limited by the number of trees in that area.

The Board asked about snow removal. Mr. Shaffert said that there are some storage areas in the Tomasso Quad area and limited areas in the Freshmen Quad.

The Board asked how the construction access drive will be controlled when the new dorm is in operation. Mr. Dunn said that is not an issue today. He said that it does not look like an entrance. He said that there is a sign there that identifies it. He said that they could gate it if it became an issue. He said that they would not want to have students use that drive to access the dorm.

Mr. Shaffert said that excess excavated material will be stockpiled to the right side of building. He said that there are additional areas within the construction fence that they could use.

Mr. Shaffert said that access to the site will be from Route 9 to Cedar Street. He said that there will be no construction traffic west of Forest Street. He said that all construction traffic will be from the east.

Mr. Shaffert said that they will hold an orientation prior to commencement of the project. He said that it will involve education and acknowledgement in terms of access to the site. He said that Babson will monitor the website, which will contain phone numbers and emergency contacts. Mr. Dunn said that project information will also be linked off of the main college website.

Mr. Shaffert said that they held neighborhood meetings and told people how they can contact the school. He said that Public Safety Officers will monitor communications 24/7. He said that it will be their responsibility to contact the project staff member who can correct the problem.

The Board asked about freshmen move in and furniture delivery days. Mr. Dunn said that they have had discussions as to how to handle students moving in and out during construction and once the new building is in place. He said that is the one time when they do utilize the service road. He said that they try to

direct the students where to park and where to unload. He said that they have senior year students help direct the freshmen.

The Board said that it was concerned about parking. The Board said that the campus sits on three different zoning districts. The Board said that it would like to see an analysis of the parking requirements for the project.

The Board said that it would need to see a site plan that shows setbacks. Mr. Chrisco said that a plan that shows a larger view of the site has dimensions to other properties on the site. The Board said that it would need to see a plan that shows how the new building relates to the boundaries of the zoning districts. Mr. Langer said that Plan PP-01 has some of the dimensions that the Board is looking for.

The Board said that the bylaw requires that parking spaces comply with the new bylaw. The Board said that the applicant may need to upgrade parking spaces to conform.

The Board voted unanimously to continue the hearing to August 8, 2013.

August 8, 2013

Presenting the case at the hearing were Stephen Langer, Esq., and Zachary Chrisco, Sasaki Associates.

Mr. Langer said that supplemental materials that were asked for by the Board were submitted prior to the hearing.

The Board discussed the Parking Analysis that listed the buildings that were grandfathered for no parking requirements. Mr. Langer said that they submitted a revised hypothetical analysis that did include the grandfathered buildings with calculations of the parking requirements. He said that if those buildings are included, the required parking spaces would be 2,164. He said that was an increase from 1,685. He said that number includes 259 parking spaces for the residence hall. He said that the great majority of students who will be living in the residence hall are already students on campus. He said that this building should not create an incremental need for parking. The Board said that there are no parking requirements for Educational Districts. Mr. Langer said that most of the buildings on the campus are in the Educational District.

The Board said that the supplemental materials that were submitted answered the Board's questions.

The Board said that it had seen an email that said that the Applicant would be going back before the Planning Board for an increase in the square footage of the residence hall from the approved PSI Special Permit. Mr. Langer said that is for 3,000 square feet of storage area. He said that if the Planning Board was to look on that with disfavor, the permit would be for 78,000 square feet and they would forego the storage space. He said that the storage area will not have any machinery or equipment that will have any impact on municipal infrastructure. He said that the Planning Board asked the Applicant to come back to discuss the increase in square footage. He said that if the Planning Board does not approve the additional square footage, the Applicant would come back before the Zoning Board to revise the project size.

The Board voted unanimously to close the Public Hearing.

The Board discussed conditions for construction vehicle traffic to and from the site, and no parking on the streets.

Submittals from the Applicant

- Application for Site Plan Approval, dated June 12, 2013, revised 8/6/13
- Site Plan Approval Review Plans and Submittal Checklist
- Official Development Prospectus, dated June 12, 2013, revised 8/6/13
- Application for a Special Permit for a Major Construction Project in a Water Supply Protection District, dated June 12, 2013
- Abutters List
- Memorandum, dated January 18, 2013, to Zachary Chrisco & Tala Klinck, Sasaki Associates, Inc., from Phil Whitton, P.E. Rist-Frost-Shumway Engineering, P.C., re: Electrical System Impact Analysis
- Stormwater Management Report, dated June 12, 2013, stamped by Stephen E. Hamwey, P.E.
- Foundation Engineering Report, dated December 10, 2012, prepared by McPhail Associates, LLC
- Hydraulics Calculations, dated June 10, 2013, prepared by Sasaki
- Operations and Maintenance Plan, Appendix E
- Wellesley Planning Board PSI-13-01, Project of Significant Impact Special Permit Decision
- Memorandum, dated June 7, 2013, to Town of Wellesley Zoning Board of Appeals, from Rist-Frost-Shumway Engineering, re: Water Conversion Measures
- Manufacturer Specification Sheet, Toto CT708E(G) & CT708EV(G)
- Manufacturer Specification Sheet, Toto UT105U(V)(G)
- Manufacturer Specification Sheet, Chicago Faucets 116.211.AB.1
- Manufacturer Specification Sheet, Niagara Conservation, N2915CH
- Memorandum, dated June 7, 2013, to Town of Wellesley Zoning Board of Appeals, from Rist-Frost-Shumway Engineering, re: Water Supply for Fire Protection
- Letter, dated June 10, 2013, to Dr. Samuel Dunn, VP of Facilities & Construction, Babson College, from Rod Shaffert, Vice President, Cutler Associates, Inc., re: Traffic Management Plan
- Stormwater Management Report Addendum 1, dated July 12, 2013, prepared by Sasaki Associates
- Site Logistics Plan, dated July 23, 2013, revised 8/6/13, prepared by Cutler Associates
- Stormwater Management Report, Addendum 2, dated July 23, 2013, prepared by Sasaki Associates
- Master Plan Schedule
- Stormwater Management Report, Addendum 1 & Addendum 2, dated July 24, 2013, prepared by Sasaki, stamped by Stephen E. Hamwey, Registered Professional Engineer
- SA 26208.00, Section 312300, Site Excavating, Backfilling, and Compacting, dated July 12, 2013
- Summary for Subcatchment 4S: EX-01, dated July 31, 2013, prepared by Sasaki Associates
- Babson College, New Residence Hall Parking Analysis, dated August 2013
- Memorandum, dated August 5, 2013, from Kim Eric Hazarvartian, Ph.D., P.E., PTOE

- Hydrologic Soil Group – Norfolk & Suffolk Counties, Massachusetts (Babson College), dated November 25, 2012
- Storm Water Pollution Prevention Plan, dated August 1, 2013, prepared by Sasaki Associates, Inc.
- Project Overview and Background
- Babson College Parking Evaluation – Hypothetical Scenario – Assumes Bylaw Applies to All Buildings
- Letter to Benjamin McConchie, Director of Capital Projects & Planning, Babson, dated 8/6/13, from Chad Monterose, P.E., RFS Engineering, re: First Year Residence Hall MEP Systems Chemicals
- Hypothetical Scenario – Assume bylaw applies to all buildings

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Title Page	6/12/13	Sasaki	
G-001	Drawing List & Locus Map	6/12/13	Sasaki	
EC-01	Existing Conditions Plan	11/7/12	Andrews Survey & Engineering, Inc.	
EC-02	Utility & Planting Schedule	11/7/12	Andrews Survey & Engineering, Inc.	
C-0.1	General Notes	6/12/13	Sasaki	7/10/13, 7/23/13
C-1.1	Demolition & Sediment Control Plan	6/12/13	Sasaki	7/10/13, 7/23/13
C-1.2	Site Development Plan	6/12/13	Sasaki	
C-2.1	Plot Plan	6/12/13	Sasaki	
C-2.2	Materials Plan	6/12/13	Sasaki	
C-3.1	Grading & Drainage Plan	6/12/13	Sasaki	7/10/13, 7/23/13
C-3.2	Utility Profiles	6/12/13	Sasaki	
C-3.3	Sanitary Sewer Lines & Utility Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-3.4	Drainage Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-3.5	Drainage Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-3.6	Drainage Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-4.1	Utilities Plan	6/12/13	Sasaki	7/10/13, 7/23/13
C-4.2	Utility Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-4.3	Utility Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-4.4	Utility Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-4.5	Utility Profiles	6/12/13	Sasaki	7/10/13, 7/23/13
C-5.1	Planting Plan	6/12/13	Sasaki	7/10/13, 7/23/13
C-6.1	Irrigation Plan	6/12/13	Sasaki	
C-7.1	Site Preparation Details	6/12/13	Sasaki	7/10/13, 7/23/13
C-7.2	Utility Details	6/12/13	Sasaki	7/10/13, 7/23/13
C-7.3	Utility Details	6/12/13	Sasaki	

C-7.3A	Utility Details	6/12/13	Sasaki	7/10/13
C-7.3B	Utility Details	6/12/13	Sasaki	7/10/13
C-7.4	Site Details	6/12/13	Sasaki	
C-7.5	Site Details	6/12/13	Sasaki	
C-7.6	Site Details	6/12/13	Sasaki	
C-7.7	Planting Details	6/12/13	Sasaki	7/10/13, 7/23/13
A-003	Assemblies	6/12/13	Sasaki	
A-100	Ground Floor Plan	6/12/13	Sasaki	
A-101	First Floor Plan	6/12/13	Sasaki	
A-102	Second Floor Plan	6/12/13	Sasaki	
A-103	Third Floor Plan	6/12/13	Sasaki	
A-104	Roof Plan	6/12/13	Sasaki	
A-201	Overall Building Elevations	6/12/13	Sasaki	
A-210	Building Elevations	6/12/13	Sasaki	
A-211	Building Elevations	6/12/13	Sasaki	
A-212	Building Elevations	6/12/13	Sasaki	
A-213	Building Elevations	6/12/13	Sasaki	
A-301	Building Sections	6/12/13	Sasaki	
A-302	Building Sections	6/12/13	Sasaki	
A-311	Wall Sections	6/12/13	Sasaki	
A-312	Wall Sections	6/12/13	Sasaki	
A-313	Wall Sections	6/12/13	Sasaki	
A-400	Typical Details	6/12/13	Sasaki	
A-401	Exterior Details	6/12/13	Sasaki	
A-402	Exterior Details	6/12/13	Sasaki	
M-200A	Ground Floor Mechanical Piping Plan Part A	6/12/13	Sasaki & RFS Engineering	
M-200B	Ground Floor Mechanical Piping Plan Part B & C	6/12/13	Sasaki & RFS Engineering	
M-204	Roof Mechanical Piping Plan	6/12/13	Sasaki & RFS Engineering	
P-FP	Domestic Water, Fire Protection & Gas Service & Details	6/12/13	Sasaki & RFS Engineering	
E-200A	Ground Floor Power & Systems Plan Part A	6/12/13	Sasaki & RFS Engineering	
E-200B	Ground Floor Power & Systems Plan Part B & C	6/12/13	Sasaki & RFS Engineering	
E-400	Electrical One-Line Diagram	6/12/13	Sasaki & RFS Engineering	
E-401	Panelboard Schedules	6/12/13	Sasaki & RFS Engineering	
ESD-100	Electrical Demolition Site	6/12/13	Sasaki & RFS	

	Plan		Engineering	
ESD-101	Electrical Demolition Site One-Line	6/12/13	Sasaki & RFS Engineering	
ES-100	Electrical Site Plan	6/12/13	Sasaki & RFS Engineering	
ES-101	Electrical Site Details	6/12/13	Sasaki & RFS Engineering	
ES-102	Electrical Site Details	6/12/13	Sasaki & RFS Engineering	
T-100A	Ground Floor Telecom & AV Plan Part A	6/12/13	Sasaki & RFS Engineering	
TSD-100	Telecom Demolition Plan	6/12/13	Sasaki & RFS Engineering	
TSD-101	Telecom Demolition Site Plan	6/12/13	Sasaki & RFS Engineering	
TS-100	Telecom Site Plan	6/12/13	Sasaki & RFS Engineering	
TS-101	Telecom Site Plan	6/12/13	Sasaki & RFS Engineering	
TS-102	Telecom Site Details	6/12/13	Sasaki & RFS Engineering	
TS-103	Telecom Site Details	6/12/13	Sasaki & RFS Engineering	
PP-01	Plot Plan	7/24/13	Byron J. Andrews, Registered Land Surveyor	
P-100A	Underslab Plumbing Plan Part A	4/19/13	Sasaki & RFS Engineering	7/12/13, 8/13/13
P-100B	Underslab Plumbing Plan Part B & C	4/19/13	Sasaki & RFS Engineering	7/12/13, 8/13/13

On July 18, 2013, the Wetlands Protection Committee, reviewed the project and issued a Negative Determination of Applicability.

On July 19, 2013, George Saraceno, DPW Engineering Division submitted comments regarding the proposed project.

On July 3, 2013, Captain DiGiandomenico, Wellesley Fire Department reviewed and approved the application for the proposed project. The Fire Department reserves the right for final approval at time of issuing permits with a complete set of building documents.

On June 28, 2013, the Design Review Board reviewed the petition and voted unanimously to accept the proposal as presented.

On July 16, 2013, Donald Newell, Wellesley Municipal Light Plant, reviewed the plans and stated that, based on the information provided, there is adequate capacity in this area to accommodate the electrical needs of the project.

On July 23, 2013, Cricket Vlass, Landscape Planner, reviewed the plans and submitted comments.

On July 23, 2013, the Planning Board reviewed the petition and recommended approval of the project, with conditions.

The Board voted unanimously to approve the Site Plan Approval, subject to the conditions listed below.

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

The Board found that the project meets the requirements of Section XIVE of the Zoning Bylaws for Water Supply Protection Districts. The Board voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District.

CONDITIONS

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to the project. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant will establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access to the most current scheduled activities and to notification

SEP 11 10:41 AM
TOWN'S OFFICE
WELLESLEY MA 02482

of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood.

Design Conditions

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

6. The Applicant shall implement its Traffic Management Plan as specified in its submittal dated June 10, 2013 and the Site Logistics Plan dated July 23, 2013, as modified by these Conditions.
7. During the period of construction, all construction equipment and material deliveries shall utilize: (1) Route 9 to Cedar Street to Wellesley Avenue to Forest Street; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
8. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on Wellesley Avenue or any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
9. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Exterior construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m., and on Saturdays from 9:00 a.m. to 5:00 p.m.
10. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District.
11. Insofar as practicable, refueling of construction equipment on the site shall be prohibited. In the event that on-site refueling cannot be avoided, such

2013 SEP 11 PM 12:41
TOWN OFFICE
WELLESLEY MA 02482

refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Water Supply Protection District.

Use Conditions

12. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect at the time of this approval.
13. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant.
14. There shall be no storage of prohibited chemicals, in accordance with Section XIVE of the Zoning Bylaw.

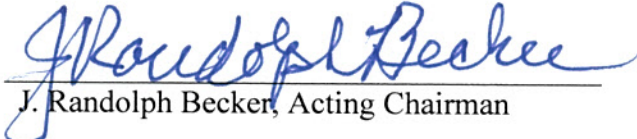
2013 SEP 11 P 12:41

TOWN'S OFFICE
MIDDLEBURY MA 02482

ZBA 2013-45
Petition of Babson College
First Year Residence Hall
10 College Drive

2013 SEP 11 P 12:41
TOWN'S OFFICE
WILLEY MA 02482

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Acting Chairman


Robert W. Levy


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm